

00-O-0870

City Council
Atlanta, Georgia

A SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-00-43
10-10-00

NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1: That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at 747 Ralph McGill Boulevard, N.E., be changed from the I-2 (Heavy Industrial) District, to the RG-4-C (Residential General Sector 4-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 18 of the 14th District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2: If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section I above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3: That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4: That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

City Council
Atlanta, Georgia

00-0-0870

AN ORDINANCE
BY: ZONING COMMITTEE

Z-00-43
5-15-00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **747 Ralph McGill Boulevard, N.E.**, be changed from the **I-2 (Heavy Industrial)** District, to the **RG-4 (Residential General Sector 4)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **18** of the **14th** District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

EXHIBIT A

BEING THAT PARCEL OF LAND LYING IN LAND LOT 18 OF THE 14TH CIVIL DISTRICT OF FULTON COUNTY, ATLANTA, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON AN IRON PIN (NEW) SAID PIN BEING IN THE EASTERLY MARGIN OF ENSLEY STREET AT THE INTERSECTION OF RALPH MCGILL BOULEVARD; THENCE, ALONG THE MARGIN OF RALPH MCGILL BOULEVARD WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 540.20', A LENGTH OF 276.24, AND A CHORD OF N52°30'22"E 273.24' TO AN IRON PIN (NEW); THENCE, N67°09'53"E 164.97' TO AN IRON PIN (NEW); THENCE, LEAVING RALPH MCGILL BOULEVARD FOR THE FOLLOWING THREE CALLS:

S22°50'07"E 60.00' TO AN IRON PIN (NEW)

N67°09'53"E 125.00' TO AN IRON PIN (NEW)

N22°50'07"W 60.00' TO AN IRON PIN (NEW)

IN THE MARGIN OF RALPH MCGILL BOULEVARD.

THENCE, N67°09'53"E 50.00' TO A R/R SPIKE (OLD) IN THE WESTERLY MARGIN OF THE SOUTHERN RAILWAY RIGHT OF WAY; THENCE, FOLLOWING SAID RAILWAY RIGHT OF WAY AS FOLLOWS S43°40'08"E 87.13' TO AN IRON PIN (NEW); WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1060.12' A LENGTH OF 159.36' AND A CHORD OF S39°27'51"E 159.21' TO AN IRON PIN (NEW); WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1520.02' A LENGTH OF 319.89' AND A CHORD OF S29°13'56"E 319.30' TO AN IRON PIN (NEW); THENCE, LEAVING SAID RAILWAY RIGHT OF WAY AS FOLLOWS:

N88°33'22"W 259.55' TO AN IRON PIN (NEW)

S76°03'18"W 155.95' TO AN IRON PIN (NEW)

S62°05'40"W 206.90' TO AN IRON PIN (NEW)

N74°20'26"W 63.13' TO AN IRON PIN (NEW)

IN THE EASTERLY MARGIN OF ENSLEY STREET.

THENCE, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 96.99' A LENGTH OF 74.80' AND A CHORD OF N52°15'49"W 72.96' TO AN IRON PIN (NEW); THENCE, N30°11'15"W 268.98' TO THE POINT OF BEGINNING AND CONTAINING 6.399 ACRES.

Z-00-43

